145 BUSINESS OPPORTUNITIES

Flash!
Don't Miss This

Modern stucco block, 3 stores, on city corner lot, all rented; plus adjoining corner lot, vacant. Will show 12% at asking price $13,650
Good mortgage at 5½% available. Mr. Betts, EV 4-9318, EV 3-2998. Exclusive
C. N. MONTAGUE CO.

GAS STATION CONFECTIONERY COFFEE BAR

Twelve miles from town. Gross sales 1958, $67,000. Excellent returns. Ideal for man and wife. Consider terms or trade. $12,500 includes stock, fixtures and business. Phone RON de MONTIGNY, EV 5-6741. Northwestern Securities of Victoria Ltd.

$300 DOWN MEAT MARKET
GROCERY AND PRODUCE

Pay $50 per month on balance and rent $62. Long lease. L. Yeo, EV 3-7276. Res. EV 3-7137. Rm 110, Town & Country Homes Ltd. 1923 Quadra.

REVENUE WANTED NOW
DUPLEX, TRIPLEX CLIENTS AVAILABLE
THIS IS URGENT
G. Mallet, EV 2-2157, anytime
WESTERN HOMES LTD.

CITY GROCERY
HOME AND REVENUE

Store grossing over $52,000 year, new equipment valued $5,500; stock guaranteed $5,000; two 2-rm suites rented $95 month, plus owner's suite. All this for $21,000 for only (terms)
Mr. Holland of Swinertons, EV 3-7181; res, EV 4-7659.

FAIRFIELD

Four very good suites of living room, kitchen and dinette, one bedroom and bath each, oil hot-water heat, set on 120'x120' lot, close to hospital, park and city centre. Full price with $8,000 down, $24,900. Call W. H. McMahon, EV 2-8117, eves. GR 7-1455. Newstead Realty Ltd.

WANTED TO BUY
Cash for building in main business district, prefer approx. 50-ft. frontage. Mr. King, King Realty, phone EV 2-2131.

GENERAL INSURANCE AGENT. 30 years' experience, with life licence, wishes to buy agency in Victoria or suburb. Victoria Press, Box 1697.

WANTED, GOOD SOUND BUSINESS or partnership. Have clear-title bungalow in nice residential district as down payment. EV 3-3051.

147 EXCHANGE REAL ESTATE

IF YOUR HOUSE IS TOO SMALL TRADE IT
On this fine, large, 4-bedrm house in Rockland area. Asking price $18,500
Ruth E. Hutcheson, EV 4-9318, GR 8-3536.
C. N. MONTAGUE CO.

OWNER OF DE LUXE 11-SUITE apartment block will accept your smaller revenue, bungalow or mortgages plus some cash. If you wish to consolidate your smaller holdings into one large quality apartment this may be just the opportunity you are looking for. A trouble-free 12% investment at $55,000 at positively the best apartment proposition in its class on today's market. Don Bacon, Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 4-0237.

ESQUIMALT FOR ESQUIMALT Trade 2-bedroom home with basement, O-O-M heat, for 2-bedroom home, no steps. Ted Chartres, EV 5-6741 or EV 5-5508. Northwestern Securities of Victoria Ltd.

LOVELY THREE-BEDROOM HOME to trade for two-bedroom or revenue property. Call T. Mullen, GR 7-3642 or office EV 5-8704. Frank A. Martin Agencies Ltd., 1114 Blanshard Street.

FOR EXCHANGES
of all kinds—property, mortgages, etc. — phone Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

149 LISTINGS WANTED

WANTED

Apartment block not over 10 years old, 7 suites is the size required, up to $60,000. All cash can be arranged in 3 years. Can pay $35,000 down. Call Len Devine, Ph. 3-9760. Fairfield Realty.

REACH MORE PROSPECTIVE PURCHASING THROUGH MULTIPLE LISTING
Deal with the realtor of your choice. Your property is placed before the clientele of 51-member firms . . . their salesmen, their contacts go to work for you.
MULTIPLE LISTING BUREAU
1216 Broad Street EV 2-2228

LISTINGS OF ALL TYPES wanted by B. J. Merchant who has recently joined our firm of Frank A. Martin Agencies Ltd. Please phone office EV 5-8704, or res. EV 5-2108.

KNOW THE MODERN METHODS of selling your home. Phone TOM GIBBS, Realtor. Northwestern Securities of Victoria Ltd., EV 5-6741 or EV 2-7468.

COMMERCIAL PROPERTIES
Hotels, stores, courts, etc. — Ron de Montigny, Northwestern Securities of Victoria Ltd., EV 5-6741.

150 HOUSES FOR SALE

A. BERNARD & CO. LTD.
629 Fort Street EV 4-9335

Almost FOUR ACRES THREE BEDROOMS
A very nicely secluded good older home, Colwood area. Good bsmt and furnace. Large bright LR with fireplace. Dining room, dandy kitchen, three bedrooms and bathrm. Attractive garden, fruit trees. Barn, two chicken houses, garage. Well wooded two acres. Full price $10,750
Please call Mr. Francis, EV 4-9335, Eves. GR 9-4810

ROOM FOR IN-LAWS
A modern stucco bungalow — two years old. A high basement framed for suite with plumbing for kitchen, bathroom and Bendix. Six nice rooms with oak floors, automatic oil heating. Price $14,000
Please call Mr. Francis, EV 4-9335, Res. GR 9-4810

DUPLEX FORT ST.
TWO spacious suites, 6 RMS and bath on main floor. 4 RMS and bath up. Full basement. HA furnace with stoker. Lot 52x132. Taxes $172. Price $10,000
For appointment to view call Mrs. McLean, EV 4-9335; Res. EV 4-6867.

IF YOU WANT TO LOCATE CLOSE TO SCHOOLS in one of the city's most convenient areas, let me show you a selection of THREE-BEDROOM homes in the University district, priced from $12,750 to $14,900. N. A. Fraser, EV 4-9305, Res. EV 5-3751. Financial Survey Ltd.

TWO NEW FOUR-ROOM HOUSES for sale. Stucco finish outside, fully insulated, hardwood floors. Homes that you will be proud to own. Phone A. H. Phelps, GR 8-2076 for appointments to inspect and prices.

OAK BAY
$2,500 down for a good stucco home with full basement and 3 bedrooms, full price $9,950. Don't miss this one. The City Brokerage, 1618 Blanshard. EV 4-5022 or EV 4-5571.

150 HOUSES FOR SALE

BOORMAN'S
NOW OPEN SATURDAYS FROM 9 A.M. TO NOON

JUBILEE AREA NHA NHA 3 BEDROOMS
We are prepared to start construction of two smart stucco bungalows, financed under NHA 6% loans, on 57'x100' lots close to the hospital and schools. These homes will be fully insulated, have oak flooring, 3 bedrooms, spacious LR, dining area, electric kitchen, full basement with auto oil heating and garage. Approx. down payment $2,000 incl. lot.
T. Smith, eves. EV 4-7326

NEEDS DECORATING OUTSIDE
But the inside is perfect. Beautiful light floors, new modern fireplace, wired for electric range and other features make the living area supreme. Three nice rooms and large hallway down with three good rooms and bathroom up. Full basement with sawdust hot-air furnace piped. Full price (terms) $6900
W. L. Boorman, res. EV 4-0434.

CITY $2000 DOWN
An older type family home situated on a quiet street, just off Oak Bay Ave. Three large rooms, plus laundry, storage room and 3-pce bathroom on main floor plus three rooms and plumbing on second floor make it ideal for duplexing. Monthly mortgage payments approx. $75. 1958 net taxes $85.64. Price, oil range and heater included $7550
J. S. Boorman, res. EV 2-9036

DUPLEX
A good home for owner plus monthly revenue of $68. Each suite has separate front entrance, is completely self contained and in beautiful condition. New wiring. Separate meters. Close to bus. A real bargain at full price of (terms) $10,950
C. Kelly, EV 3-7124; res. EV 3-4984.
F. Long, EV 3-7124; res. EV 2-2516.

$2100 DOWN NEW NHA THREE BEDROOMS
Completed soon. Situated one block from the water in the desirable Gorge Park district. Through-hall plan, full bsmt, oil heat, drive-in garage. Close to all services. On sewer. Choose your own fixtures and color scheme. Full price $13,500
For particulars please phone Allan Mutch, res. EV 2-0413; George Haney res. EV 2-2898.

BOORMAN INVESTMENT CO. LTD.
611 FORT ST. EV 3-7124

FINANCIAL SURVEY LTD.
1236 Government St. EV 4-9305

LANSDOWNE SLOPES
Owner being transferred. Must sell his lovely home. Has thru hall, large liv. rm., din. rm., cab kit, with nook and utility rm., 3 bedrms., 4-pce. Pembroke bath. H.W. flrs., over 1,400 sq. ft. Full base., O-O-M heating, drive-in garage. Good view. Nice corner location with lawns, shrubs, etc. Shown by appointment only. Today's best buy. Price $17,950
Roy Gill, EV 4-9305; res. EV 4-3310

UNIVERSITY AREA
Spotlessly clean and exceptionally attractive 6-rm stucco bungalow situated in this very desirable area. Large living rm, through hall plan, 3 bedrms, cab electric kitchen and very smart dinette. Full base with oil heating. Lovely landscaped lot with fruit trees. Real value priced at $13,950
M. Braithwaite EV 4-9305; Res. EV 2-7645.

SEMI-SECLUDED
4½-RM STUCCO BUNGALOW INCLUDING 2½ LOTS
Well landscaped in lawns, fruit and ornamental trees, shrubs, etc. An immaculate home with high basement, dr-in garage with OH door and large blacktop driveway. Immediate possession. Price $11,500
Approx. $3,500 to handle
A. E. Seeber, EV 4-9305, Res. EV 5-2875

EXCELLENT DUPLEX
If you are looking for home and revenue, this merits your consideration. Spotless condition. Features lge LR, cab elec kit, dinette, 2 bedrms, bath. Upper suite lge. LR, cab kit, 2 bedrms, bath, rented $68.50. Separate meters and entrances. PC bsmt, HA heat, near shopping, transportation and schools. City. Priced right—$5,000 down $10,800
P. G. Williams, EV 4-9305; Res. EV 4-9657

EXCLUSIVE DUPLEX
Drive by 1245 Chapman St., Fairfield. 6 rms for owner, 3 bedrms and bath. 4 rms up, 2 bedrms and bath, rent $65. Full bsmt, HA heating. Rental up pays mortgage. Terms. Full Price $9850
Stan Hyland, EV 4-9305; Res. EV 3-3520

CAPITAL CITY REALTY
650 Cormorant St. EV 4-1922

THREE BEDROOMS 871 DARWIN
Here is something extra, attractive 3-bedrm bung, full basement, all oak floors, lge cab kit, wired for range, garage. A fine, almost new stucco home on sewer and available on very good terms. Don't pass it up. Full price $10,950
Ken Walters, EV 5-7820 Evenings

GORDON HEAD RANCH TYPE
Lovely 6-rm stucco bung, LR 18x16 with FP, lge DR, cab kit, 4-pc bathroom, full cement basement with O-O-M and dr-in garage. A very good buy (with terms) for $12,950
Dirk Okker, EV 2-8224 Evenings

$1,000 DOWN
I have two three-bedroom N.H.A. homes located reasonably close in. Close to bus and shopping. Houses are 1,160 sq. ft., consist of L-shaped living and dining room, cabinet electric kitchen, oak floors, oil heat, etc. Full price, $13,125. For additional information phone Mr. Hall, EV 5-8701 anytime. Morey & Johnstone, Real Estate, 3244 Douglas Street.

THERE OUGHTA BE A LAW

150 HOUSES FOR SALE

B.C. LAND & Investment Agency Ltd.
Our 96th Year in Real Estate

DE LUXE RANCHER WOODBURN AVE GOLF COURSE SIDE
You should certainly see this quality home with many good features. Lovely locale with the picture windows of the large living room facing the golf course, park-like with trees. "L" dining room. Very nice entrance hall with slate floor and planter box. Stream-lined kitchen with wall oven and electric counter top. Ample eating space. Knotty pine panelling. Overlooks the street—interesting for the housewife—she can watch her's and the neighbors' children at play. 3 good bedrooms. The master bedrm has a 2-pc bathroom. There is a panelled den with FP. Full basement. Space for rec. room. Some wall-to-wall carpeting. Price $25,500
Call Mr. C. R. V Bagshawe, EV 4-4115 anytime.

HIGH QUADRA 2-BR PLUS CEDAR SHAKE (Just Listed)
We are very pleased to offer this spacious bungalow, built by Pollard in 1941 and in immaculate condition throughout. Entrance and through halls, living room 16'x17', family dining room 11'x12.6', large kitchen wired for range, lots of cupboards, large utility off (this has also been used as a breakfast room), 2 large bedrooms, one with wall-to-wall carpet, 4-pc Pembroke bath. Finished concealed stair to space for 2 or 3 more bedrooms, partly studded in now. Full basement, oil heating, drive-in garage, sewer connected. For a fine comfortable home see this one today at $13,500
(or clear title)
$4,000 CASH WILL HANDLE
Exclusive Listing
Please phone A. McGillivray, EV 4-4115 anytime.

UPLANDS BEAUTY VIEWS AND CHARM
This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior—entrance hall to spacious living room, dining room and kitchen with all the latest features, plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec. room with open fireplace. The entire basement is improved with a nicely-furnished bedroom, 3-pc shower bath, workshop, and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection. Clear title. Price $29,500
View by appointment only.
Exclusive Listing
Please call Mr. W. O. Cameron, EV 4-4115.

HIGH QUADRA QUIET LOCATION
New split-level 3-bedroom home with just two steps to the front door and situated on a large easily-kept treed rocky lot. Attractive, large, L-shaped living room, dining, electric cabinet kitchen and 4-piece bathroom with colored fixtures. Half cement basement with level drive-in garage. Automatic oil hot-air heating. Discount for cash. Price $13,500
Call Mr. Hope, EV 4-4115 anytime.

Ker & Stephenson Ltd.

OAK BAY BORDER
Attractive
5-ROOM BUNGALOW
Smart 3-bedroom bungalow only 2 years old. Landscaping all done. Full basement, automatic oil heating. Good value at $13,975
To inspect, please phone BERT DAYKIN
EV 5-3411 EV 2-0258

MT. TOLMIE AREA
6 ROOMS
6 years old, stucco bungalow plus 2-room suite. Full basement. Auto oil. 5¼% mortgage. Price $14,500
EV 5-3411 Mr. Nichols GR 7-3089
EV 5-3411 Mr. Vallance GR 7-1917

OAK BAY SIX ROOMS
Attractive stucco bungalow in a beautiful garden NEAR THE SEA. Large living room, guest-size dining room, two bedrooms and den or three bedrooms. Electric cabinet kitchen with tile sink. Oak floors throughout. Full cement basement. Automatic oil heat. THIS LOVELY 7-YEAR-OLD HOME IS IN SPOTLESS CONDITION INSIDE AND OUT! Over 1,300 sq. feet. Well built and in excellent location. Price $18,900
EV 5-3411 Mr. E. J. Fatt EV 3-6536

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
909 GOVERNMENT STREET

CEDAR HILL, POSSESSION FEB. 28. $2,316.40 down—$13,975. Beautiful sparkling new NHA, 1,160 sq. ft. 3-bedrm bungalow with full basement, drive-in garage and Oil-O-Matic heating. Lovely garden lot, 1 blk from school and bus. Call George Thorneloe, EV 2-7276, res. GR 7-2771. Town & Country Homes Ltd., 1923 Quadra St.

OAK BAY—$1,500 DOWN, 2½-YR. 2-bedrm rancher. Owner. EV 5-4022.

150 HOUSES FOR SALE

Frank A. Martin Agencies Ltd.
1114 Blanshard Street

3-BEDROOM RANCH HOME LOW DOWN PAYMENT
Attractive 5-yr-old home with attached carport, located on a quiet street among nice homes and close to all conveniences. Thru-hall plan to L-shaped living room with fireplace. French doors from dinette to patio with Roman tile planters. Large electric kitchen with dining space, utility room with ample storage. Three nice-size bedrms with large closet area. Automatic heat. Home is surrounded by lovely lawns and gardens. Full price $12,950
To view call D. Munro, GR 7-1705 or office EV 5-8704.

HAPPY VALLEY REDUCED
To close estate. Immediate possession on this nice family home nestled on a landscaped treed lot of over 1 acre. Home is immaculate with good-sized kitchen, fireplace in living room, new oil range. Now only $8900
EASY DOWN PAYMENT
Call Ken Jensen, EV 5-8704 or Bernie Walz at GR 9-6638.

PORTAGE - ADMIRALS
Terrific value is offered in this lovely home, consisting of approx 1,456 sq. ft., situated on 2 lots to give you spacious living. Kit, dinette and living rooms overlook a tastefully landscaped front lawn, to give a very nice water view. Large bedrooms have ample closet space. Large bathroom has 4-piece Pembroke bath with vanity and dressing table. Full basement has rumpus room and a self-contained suite, also workshop area. You can also exit from the basement to a lovely, large back yard which has room for garden and fruit trees. Breezeway attaches a 2-car garage to add width to this home. Priced at only $16,800
Terms available. Call Ken Jenson or Bernie Walz at EV 5-8704 or GR 9-6638.

$57 3 BEDROOMS
That's right—$57 per month can be your monthly payments on this attractive 3-bedroom home. Living room and dining room, all panelled in knotty cedar. Living room has natural brick fireplace and built-in book shelves. Good-sized bedrooms throughout, large family kitchen and dining area. Separate garage. Landscaped. Close to all schools and bus. Full price $10,200
Call Ken Jensen. EV 5-8704

TOWN & COUNTRY HOMES LTD.
1923 Quadra St.
"PARKING NO PROBLEM"

$2000 DOWN
IMMEDIATE POSSESSION
Four rooms plus utility and attached garage. Lot 50'x150'. Fireplace. Large kitchen wired for range. City. Price (balance as rent) $7500
Ken Sturgeon, EV 2-7276; Res. GR 7-1580

EXECUTIVE'S FAMILY HOME
This beautiful residence in an area of exclusive homes contains lge LR, family DR and den. Cab kit with dinette, master bedroom and 2-pce bath on main floor. Up are 4 bedrooms and 4-pce bath. Full high base with extra toilet, and garage. O-O-M. This is an outstanding TUDOR HOME. Excellent terms at full price $27,500
Duncan Bingham, EV 2-7276, Res. EV 2-3758

HANDYMAN'S SPECIAL 6 RMS CLOSE IN $5495
This older home less than 8 minutes walking distance from city centre. Must be sold quickly. Large rooms, bath down. Terms or cash. Make offers. H. Forrest, EV 2-7276, res. EV 2-0274. P. Simpson, EV 5-5842.

NEW! NEW! $8950
SMART, stucco bungalow, NO STEPS. Living room with fireplace, bright cabinet kitchen with dining area and wired for range, 4-pce Pembroke bathroom, 2 bedrooms, oil heating, UTILITY, attached garage. Close to bus and store. Ready Feb. 15. Ken Sturgeon, EV 2-7276, res. GR 7-1580.

SURE THING
This 10-year-old family home comprises rec. thru hall, 2 bedrooms down and 3 up, Pembroke bath, part basement, oil hot-water heat, attached garage. Nice lot, on sewer, close to everything. Price with large 6% mortgage only $12,600
Phone N. Thornber at Western Homes Ltd., EV 2-2137, evenings GR 9-1853.

LANGFORD LAKE WATERfrontage. Leigh Rd. Two-bedroom bungalow, large view living room. Wired for electric range. Hot-air furnace. Wharf and separate changing house. Available now. $8,250. Terms ½ cash. EV 3-4011 days; GR 7-1135 eves and Sunday.

2-BEDROOM OIL HEAT, FULL basement. Fruit trees. High Quadra. Close to school and bus. No agents. Victoria Press, Box 1719.

150 HOUSES FOR SALE

NEWSTEAD REALTY LTD.
766 Fort St. EV 2-8117

$1600 DOWN
Situated in James Bay close to all conveniences is this very charming 3-bedrm home. Lge LR-DR, thru hall, lge elec kitchen, full basement, new auto oil heat (not a conversion), gleamingly clean inside and out, and going at the low price of $9500
To view, call D. Higgins, EV 2-8117, eves. EV 2-9078.

BRAND NEW
In select Fairfield district it is still in the process of construction. Large lot, good soil, 3 bedrooms, combination LR and DR area, well planned kitchen, full basement, drive-in garage, cathedral entrance. Finished in the colors you desire. Price $12,800
Call D. Higgins for immediate attention. EV 2-8117, eves. EV 2-9078

FIRST CLASS PROPERTY
Comprising 5 houses on 8¾ high, beautifully treed acres, 9 miles or 20 minutes from town. The main house is an outstanding home for anyone used to gracious living who prefers country atmosphere. Large LR 17x27, den or DR, kitchen, utility, 3 bedrms, 2 bathrms on main floor plus 1 bedrm and dressing room up, 2 garages, 2 patios, barbecue, oil heat. The other smaller houses presently rented, are all secluded both from the main house and each other. The whole which could be profitably subdivided, is available $55,000
Call Vernon Clarke for appointments to view. EV 2-8117, Eves EV 5-1236.

VALUE $10,500
Attractive 5-year-old, 4-room house with large bright living room, yellow cedar panelled walls, 2 bedrms, lge kitchen, rear patio, oil floor furnace, on 1.4 high wooded acres, including 10 young fruit trees, 9 miles or 20 mins. from town. Additional 1.4 acres adjoining available at $2,500. Call Vernon Clarke, EV 2-8117, eves. EV 5-1236.

F. N. Cabeldu
1212 Broad Street EV 3-7174
(Member Multiple Listing Bureau)

ROYAL OAK 1 ACRE DOG KENNELS
A lovely ranch-style home only 3 years old, 3 bedrooms. Large living room with fireplace and dining space. Kitchen with bar and utility. Automatic oil heat. Double carport. Patio. Price with terms $17,300
Call Mrs. Strodyk. EV 3-7174, Res., EV 2-4633

SOMETHING SPECIAL UNUSUAL SETTING
3900 BLENKINSOP RD. WILL MAKE YOU SLOW DOWN AND LOOK TWICE, but please make appointment to view first. Designed to take advantage of views and setting on LARGE LOT 146'x200' living room with GRANITE FIREPLACE, formal dining rm. SUN ROOM OR DEN OR SEWING ROOM, 2 bedrooms, thru hall, bright kit with patio off. High part bsmnt. OIL HOT-WATER HEAT. LOTS OF FRUIT AND SHADE TREES. Terms available. Price reasonable and you could MOVE IN AT ONCE. Exclusive with Mr. Cleary—weekend or evenings, EV 4-2505.

HICKS REALTY LTD.
1710 Douglas Street EV 2-5104
Opp. Hudson's Bay Store

GORDON HEAD
A house of distinction on level lot, near school and bus. Lge LR, 2 bedrms, cab elec kit, wired for range, utility, O-O-M heat, HW and tile floors. New and ready to move in. Low down payment. Full price $8950
Mrs. McKeage, EV 2-5104 anytime.

GLANFORD
3-bedrm home only 1½ yrs old on high location. LR with FP, dining area, elec kit, drive-in garage, full basement with roughed-in rumpus rm, 4-pc bath. Very good terms. Full price only $12,500
Mrs. E. M. Lachlan, EV 2-5104 anytime.

WATERFRONT DUPLEX
Lovely Beach Drive, Brentwood, 2 complete suites, private wharf, plus water rights. Buy now and rent. When you retire you can live on waterfront with revenue. Terms. Full price $18,900
Olive Greaves, EV 2-5104 anytime.

VICTORIA REALTY LTD.
1115 Douglas Street

Small, clean, 4-room home. On sewer, part basement. Suit older couple. $5,200 cash or near offer. Call J. A. Dunick, EV 2-9145 or (eves) GR 9-3395.

CIRCLE THIS AD $12,900 HI QUADRA
Seclusion, clear title home of 1,800 sq. ft. Oil hot-water heat. Spacious LR, sep DR, built-in china cabinets, 2 twin-size bedrms; large den; electric heat; copper water tank; 4-pc bath. Large glassed-in sunroom with a very lovely garden. Try $4,000 down.
Edw. C. Clark, EV 2-9145 or (eves.) EV 2-8536.

CASH OR TERMS. PRICE $5975 3-room white siding bungalow High Quadra. Consisting of large living room, twin-size bedrooms, cabinet kitchen, 3-pce bath, oil heater. Suit a retired couple. $2,000 DOWN, BALANCE AS RENT Fenced lot, sep garage. Contact B. Ludlow, EV 2-7276, res. EV 3-5101. Town & Country Homes Ltd.

ATTENTION MILL WORKERS
Only $500 down on this 5-room stucco bungalow on John St. All large rooms. Needs decorating inside. Full price $4,850. Please call Karl Ogilvie, Northwestern Securities of Victoria Ltd. EV 5-6741 or EV 5-6115.

GORDON HEAD, SEA VIEW—New, 3 bedrooms, basement, oil heat. Large mortgage; terms, price $17,300. Victoria Press, Box 1685.

150 HOUSES FOR SALE

WHITTOME'S
Established 1892
UNIVERSITY AREA $1500 DOWN
Leaving country owner must sell this delightful 5-room bungalow situated in semi-secluded surroundings yet close to all conveniences. 8 years old and features L-shaped living-dining rm, twin-size bedrooms, 2-car garage connected to sewer. Existing 4½% mortgage can be assumed. Full price $11,950
Make an offer on this one. Mr. Bryan, EV 2-4255 anytime, res. EV 4-4771.

FAIRFIELD
3-yr-old N.H.A., 3 bedrms, full basement, 5¼% mortgage, and only $83 per month INCLUDING taxes, DOUBLE PLUMBING. Basement games room. Good fully landscaped lot in a dandy district. Call Guy Meuffels to view
EV 2-4255 anytime, res. EV 2-7829

DUPLEX
17-year-old large family home of 8 rooms plus 3-room legal suite rented at $75 per month. All in spotless condition, suitable for further conversion for added income. Good location. Good terms to reliable parties. Only $16,500
R. Harris, EV 4-3672 or EV 2-4255 anytime

BRAND NEW $12,500 3 Bedrooms
Attractive stucco bungalow with varnished cedar siding trim, set on treed lot not far from town. Full bsmt. and auto oil heat. Very good terms available. Full price only $12,500
EXCLUSIVE LISTING TO B. Travers-Smith, EV 2-4255 anytime or EV 5-6653 Eves.

J. H. WHITTOME & CO. LTD.
1218 Broad Street — EV 2-4255 anytime
Member Multiple Listing Bureau

SWINERTONS
(Established 1889)
620 BROUGHTON ST. EV 3-7181

WOULD YOU LIKE
A cosy 5-rm bung situated on Lee Ave., there is a thru hall to 2 bedrms, living rm with FP, dining rm, attractive modern kit looking onto well kept lawns and garden. Full bsmt with excellent furnace $1,500 down, balance as rent, Price $7300
Mr. Holland, EV 3-7181, EV 4-7659

HIGH QUADRA $1200 DOWN $1200
4-rm city bung amongst nice homes in high Quadra area. LR with FP, cab kit, oil range incl. 2 bedrms. Utility and storage rm plus workshop and separate garage. Quick possession at $5750
Exclusive with Mr. Crow, EV 3-7181 EV 2-9775.

JUBILEE
New bung. 2 bedrms, large cab kit with dinette, wired for range living rm with FP, full cement bsmt. Dr-in garage, oil heat. $2,000 down and balance at $85 per mo. Open to offers at $11,700
Mr. Wright, EV 3-7181, EV 2-9409

CLOSE IN EASY TERMS
5-rm stucco bung. Nice lot, views, bsmt. Good deal for right party. Quick possession. $8500
Mr. Cox, EV 3-7181, EV 3-3814.

FAIRFIELD REALTY
335 COOK STREET

LARGE AND SPACIOUS
Family home on Linden Ave. close to Dallas Rd and beach. Just an ideal area to raise your family. Close to schools, park, beach. This large home has very large living and dining room with fireplace. Den with fireplace, kitchen with pantry, 4 bedrooms plus 2 extra rooms. Full basement, Oil-O-Matic heating, attached garage. This very fine old home has been reduced from $12,000 to $10,950
For quick sale. Terms are very easy so call now. I'll show it to you. EV 5-9765 anytime.

REVENUE FAIRFIELD
Oil heat, new wiring and fully furnished, 4 rooms up and 4 rooms down. Good furniture and rugs, also fridges and ranges. Nice kitchenettes. Full basement. New stucco exterior.
Revenue $200 per month
LOW TAXES
Full Price $15,000
Good terms to right buyer. Call Joe Leibel, EV 5-9765, Eves. EV 3-1307

LITTLE DANDY!
Clean, clean, 3-room stucco bungalow. Full basement. Close-in location. Snap this one up, it is good value at $5,500. Phone Mr. Stretch, EV 5-6741 or EV 3-7436. Northwestern Securities of Victoria Ltd.

$1,500 DOWN, IN JAMES BAY, large 5-room, full basement bungalow in top condition, $7,950. $1,500 down, in High Quadra, 3 bedrms, full basement, oil heat, good treed lot, $8,500 for all cash. $6,500, $1,500 down, in Dean Heights, attractive old English type, no-basement bungalow, 4½ rooms, $9,950. Call Guy Meuffels, EV 2-4255, Res., EV 2-7829. J. H. Whittome & Co. Ltd., 1218 Broad Street.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
OF VICTORIA LTD.
631 YATES AT BROAD EV 5-6741

"2431 CAMELOT RD"
CHEK THURSDAY AT 5.40
Vacant 6-roomed stucco bungalow 3 years old. Spotless condition. 1,157 sq. ft. floor area. Superior floor plan. All oak floors. Full high basement. Oil-O-Matic heating. Carport. NHA loan $9,400 at 5¼%. Below duplication cost at $14,950
ALEX PAGE, EV 5-6741 or EV 3-1394.

SPACIOUS, NEW 5x5 DUPLEX
Five rooms each rented at $80. Walking distance. Owner built. Living room with raised fireplace set into mahogany panelled wall. Separate dinette off modern electric kitchen. Full cement basement with O-O-M heating and utility tubs. Owner will include landscaping and carports in full price. See this at $10,000 down. View by appointment only. Exclusive with V. LEEDHAM, EV 5-6741 or EV 3-8706.

"PAT BAY HIGHWAY"
20-acre farm. Sidney water, older 3-bedroom home, 2 barns 40x60 ft. and 50x70 ft. Good value at only $24,500. Additional 20 acres approx. 700-ft. highway frontage bordering "Baker View" subdivision can be bought separately at the low low price of $15,500. Call AKSEL PETERSEN, EV 5-6741 or EV 4-6371.

"LOST?"
I've found the ideal modern family home which is so designed that when unexpected guests arrive your living room won't be "topsy turvy". There is a really large living and dining room and the work-saving kitchen will delight your eye with its mahogany fixtures. A thru hall leads to 3 nice bedrooms. The basement is complete with oil heat and rumpus room, perfect for "indoor rainy days." Full price on terms $17,800
Please call MRS. WELLINGS, EV 5-6741 or GR 7-2769.

"CAN YOU COOK?"
What a question to ask a woman, but in this case very necessary, and equally important is that SHE has a handyman HE. For this TEAM I have a boarding house in Sidney which can be theirs for a low, low down payment or leased with a purchase option. There are also 3 separate rental units which will help you OWN this desirable property. Full price furnished $12,750
Please call JIM GOLBY for details. EV 5-6741 or EV 4-4066.

"LONG AND LOW"
Set high among the oaks this 3-bedroom rancher is a pleasure to see. NHA 5% mtge. 1,250 sq. ft. of gracious living. Good terms available. See it now by dialing MRS. V. ROBERTS, EV 5-6741 or EV 2-1988.

"SUPERB SEA VIEW"
6 rooms, 6 years old. Everything for the discriminating buyer. Lovely area near Uplands. No information by phone. By appointment only. Exclusive, VERA PIPES, EV 5-6741 anytime.

"VACANT HOMES"
For immediate possession, with reasonable down payments also. I have four of these now. For information please call H. BITTERMAN, EV 5-6741.

3-BEDRM BUNGALOW
IN JAMES BAY. $1,600 down with easy monthly terms, featuring:
1. New O-O-M furnace.
2. New Duroid roof.
3. New wiring.
4. New plumbing.
5. New de luxe kitchen.
6. 27-ft. living room.
7. Full cement basement.
This home is immaculate in all respects. Call PAT MURPHY, EV 5-6741, 24-hour service.

"$8850"
will buy this comfortable 2-bedroom home. Situated on a quiet boulevarded street not far from town, this smaller home with an attractive, newly decorated living room, full basement, well-planned garden and separate garage with cement driveway is an excellent buy. Easy terms.
Please call SYLVIA NIXON, EV 5-6741.

"JUBILEE DISTRICT"
$2,000 down purchases older type family home of 8 rms. Hardwood floors in living, dining room and hall. Wonderful up and down duplexing possibilities. Gas piped into house. At present rented for $80 per month. End price $8500
View by appointments only. Exclusive with MRS. V. LEEDHAM, EV 5-6741 or EV 3-8706.

"CADBORO BAY"
One block to the beach.
One block to the shops.
One block to the bus.
5 big rooms.
No steps.
Excellent condition.
Many construction extras.
Full price only $7950
VERA PIPES, EV 5-6741 anytime.

"YOU"
Will be proud to own this revenue home of 8 rooms and extra building lot. Make your dollars work. $90 income—$2,700 down. Full Price $7900
TED CHARTERS, EV 5-6741, or EV 5-5508.

"JAMES BAY"
6 rooms with full basement, near park. Downstairs suite for owner, upstairs rented which makes your monthly payments very low indeed. Priced at, with terms $7500
For further particulars phone JOHN A. FIDLER, EV 5-6741 or EV 2-2223.

"HAVING TROUBLE SELLING?"
Please call JIM GOLBY and get the facts about our cash-producing lease-option plan. EV 5-6741, EV 4-4066.

150 HOUSES FOR SALE

NORTHWESTERN SECURITIES
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631 YATES AT BROAD EV 5-6741

"LANGFORD" "$1200 CASH"
10-year-old stucco and plaster home. 2 or 3 bedrooms. Large lot. Garage. Good value at $7200
DON BACON, EV 5-6741 or EV 4-0237.

"DUPLEX"
$1,000 DOWN
buys this modern-style up-and-down stucco duplex. Oil heat. One completely furnished suite plus 2 new gas ranges and frig. 5 rooms for owner. Basement. 2-car garage. Separate meters (gas and elec.). Price $10,950
Call S. SPAVEN, EV 5-6741 or eves., EV 4-7013.

"$750 DOWN"
This is your opportunity to purchase a home of your own. 3 bedrooms, part basement, beautifully clean and decorated. Fruit trees and separate garage. Full price $6950
Call today, MRS. JOHNSTON, EV 5-6741 day or night.

"LANGFORD"
LOVELY HOME
BRAND NEW stucco bungalow consisting of living room, kitchen and 2 bedrooms, nice bathroom with plumbing entirely of copper. Oil heater and linoleum included at, with $2,000 down, the amazing low price of $6750
Please call JOHN A. FIDLER, EV 5-6741 or EV 2-2223.

P. R. BROWN
& Sons Ltd. — Est. 1900
1112 Broad St. Phone EV 5-3435

ROYAL OAK AVE. IT'S GOOD BECAUSE
GOOD—because of the panoramic view from living room, dining room, and compact cab elec kit.
GOOD—because this home was built for the present owner 2 yrs ago with better-than-average materials and workmanship.
GOOD—because there are 3 bedrms, 4-pc vanity bath and large utility rm on main floor.
GOOD—because the bsmt has a roughed in rumpus room with fireplace and extra plumbing.
GOOD—because of the $12,500 5¼% NHA mortgage payable at $96 per month P.I.T.
FULL PRICE $23,500
Call today for further particulars or appts to view, Ross Weber, EV 5-3433; or office, EV 5-